

## Change of Zone 3423

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and  
2       made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the  
3       Lincoln Municipal Code, by changing the boundaries of the districts established and shown  
4       thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part  
7       of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
8       boundaries of the districts established and shown on said Maps as follows:

9           A tract of land located in the Northwest and Southwest Quarter of  
10          Section 30, Township 9 North, Range 7 East of the 6th P.M.,  
11          Lancaster County, Nebraska; more particularly described as  
12          follows:

13          Referring to the southwest corner of said Northwest Quarter;  
14          thence S89°48'59"E on an assumed bearing along the south line  
15          of the said Northwest Quarter, a distance of 33.00 feet to the point  
16          of beginning; thence N00°03'13"W, a distance of 665.12 feet;  
17          thence N89°28'16"E, a distance of 9.44 feet; thence  
18          N00°36'10"E, a distance of 660.11 feet; thence N00°03'13"W, a  
19          distance of 23.11 feet; thence N89°50'48"E, a distance of 263.39  
20          feet to the point of curvature of a radial curve to the left having a  
21          central angle of 15°00'00", a radius of 400.00 feet, an arc length  
22          of 104.72 feet, a chord length of 104.42 feet and a chord bearing  
23          of N82°20'48"E; thence along said curve, a distance of 104.72  
24          feet; thence N74°50'48"E, a distance of 296.68 feet to the point of  
25          curvature of a radial curve to the right having a central angle of  
26          15°00'00", a radius of 1,200.00 feet, an arc length of 314.16 feet,  
27          a chord length of 313.26 feet and a chord bearing of  
28          N82°20'48"E; thence along said curve, a distance of 314.16 feet;  
29          thence N89°50'47"E, a distance of 316.69 feet to the point of  
30          curvature of a radial curve to the right having a central angle of

20°47'47", a radius of 2,600.00 feet, an arc length of 943.71 feet,  
a chord length of 938.54 feet and a chord bearing of  
S79°45'19"E; thence along said curve, a distance of 943.71 feet;  
thence S69°21'41"E, a distance of 15.52 feet; thence  
S20°38'04"W, a distance of 42.00 feet; thence N69°21'41"W, a  
distance of 15.52 feet to the point of curvature of a nontangent  
curve to the left having a central angle of 17°16'22", a radius of  
2,558.00 feet, an arc length of 771.16 feet, a chord length of  
768.24 feet and a chord bearing of N77°59'36"W; thence along  
said curve, a distance of 771.16 feet; thence S13°28'51"E, a  
distance of 221.69 feet; thence S12°35'31"E, a distance of 83.37  
feet; thence S02°58'55"E, a distance of 79.47 feet; thence  
S00°07'52"E, a distance of 558.72 feet; thence S89°56'50"W, a  
distance of 120.00 feet; thence S00°07'52"E, a distance of 15.60  
feet; thence S89°52'08"W, a distance of 360.00 feet; thence  
N00°07'52"W, a distance of 5.02 feet; thence S89°52'08"W, a  
distance of 120.00 feet; thence S00°07'52"E, a distance of 500.68  
feet to the point of curvature of a nontangent curve to the left  
having a central angle of 01°47'32" a radius of 1,898.24 feet, an  
arc length of 59.38 feet, a chord length of 59.37 feet and a chord  
bearing of S83°46'12"W; thence along said curve, a distance of  
59.38 feet; thence S82°52'26"W, a distance of 566.38 feet to the  
point of curvature of a radial curve to the right having a central  
angle of 07°10'02", a radius of 1,542.00 feet, an arc length of  
192.89 feet, a chord length of 192.77 feet and a chord bearing of  
S86°27'27"W; thence along said curve, a distance of 192.89 feet;  
thence N89°57'32"W, a distance of 116.47 feet to a point on the  
easterly right-of-way line of South 27th Street; thence  
N00°00'55"W, along said right-of-way line, a distance of 99.32  
feet to the point of beginning; containing 1,963,992.93 square feet  
or 45.0871 acres, more or less;

be and it hereby is transferred from the AG Agricultural District to the R-3 Residential District  
and is hereby made a part of the R-3 Residential District and governed by all the provisions and  
regulations pertaining to the R-3 Residential District.

Section 2. That the "Lincoln Zoning District Maps" attached to and made a part  
of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
boundaries of the districts established and shown on said Maps as follows:

A tract of land located in the Northwest Quarter of Section 30,  
Township 9 North, Range 7 East of the 6th P.M., Lancaster  
County, Nebraska; more particularly described as follows:

Referring to the northeast corner of said Quarter; thence S00°02'58"W on an assumed bearing along the east line of said Quarter, a distance of 50.01 feet; thence S88°45'38"W parallel to the north line of said Quarter, a distance of 100.26 feet to the point of beginning; thence S00°02'28"W, a distance of 161.04 feet; thence S05°44'43"W, a distance of 140.69 feet to the point of curvature of a nontangent curve to the right having a central angle of 25°02'01", a radius of 2,033.00 feet, an arc length of 888.25 feet, a chord length of 881.20 feet and a chord bearing of S12°29'26"W; thence along said curve, a distance of 888.25 feet; thence S25°00'27"W, a distance of 151.43 feet; thence S69°21'56"E, a distance of 8.74 feet; thence S20°38'04"W, a distance of 45.08 feet; thence N69°21'25"W, a distance of 15.52 feet to the point of curvature of a radial curve to the left having a central angle of 12°49'48", a radius of 2,600.00 feet, an arc length of 582.21 feet, a chord length of 580.99 feet and a chord bearing of N75°46'19"W; thence along said curve, a distance of 582.21 feet; thence N17°23'24"E a distance of 419.88 feet to the point of curvature of a radial curve to the left having a central angle of 17°32'36", a radius of 530.00 feet, an arc length of 162.28 feet, a chord length of 161.65 feet and a chord bearing of N08°37'06"E; thence along said curve, a distance of 162.28 feet; thence N00°09'12"W, a distance of 619.81 feet to a point on the south right-of-way line of Yankee Hill Road; thence N88°45'38"E along said right-of-way line, a distance of 706.31 feet to the point of beginning; containing 839,154.96 square feet or 19.2643 acres, more or less.

be and it hereby is transferred from the AG Agricultural District to the R-5 Residential District and is hereby made a part of the R-5 Residential District and governed by all the provisions and regulations pertaining to the R-5 Residential District.

Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land located in the Northwest Quarter of Section 30, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; more particularly described as follows:

Referring to the northwest corner of said Section; thence S00°03'13"E, on an assumed bearing, along the west line of said Quarter, a distance of 1,301.18 feet; thence N89°56'47"E, a

distance of 50.00 feet to the point of beginning; thence  
N00°03'13"W, a distance of 916.39 feet; thence N89°50'48"E, a  
distance of 257.50 feet; thence S62°04'28"E, a distance of 85.74  
feet to the point of curvature of a nontangent curve to the left  
having a central angle of 28°04'44", a radius of 174.00 feet, an  
arc length of 85.27 feet, a chord length of 84.42 feet and a chord  
bearing of S13°53'10"W; thence along said curve, a distance of  
85.27 feet; thence S00°09'12"E, a distance of 558.42 feet to the  
point of curvature of a radial curve to the left having a central  
angle of 19°02'42", a radius of 360.00 feet, an arc length of  
119.66 feet, a chord length of 119.11 feet and a chord bearing of  
S09°40'33"E; thence along said curve, a distance of 119.66 feet;  
thence S19°11'54"E, a distance of 109.84 feet; thence  
S74°50'48"W, a distance of 3.00 feet to the point of curvature of a  
radial curve to the right having a central angle of 15°00'00", a  
radius of 400.00 feet, an arc length of 104.72 feet, a chord length  
of 104.42 feet and a chord bearing of S82°20'48"W; thence along  
said curve, a distance of 104.72 feet; thence S89°50'48"W, a  
distance of 263.39 feet to the point of beginning; containing  
292,062.07 square feet or 6.7048 acres, more or less.

be and it hereby is transferred from the AG Agricultural District to the O-3 Office Park District  
and is hereby made a part of the O-3 Office Park District and governed by all the provisions and  
regulations pertaining to the O-3 Office Park District.

Section 4. That the "Lincoln Zoning District Maps" attached to and made a part  
of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
boundaries of the districts established and shown on said Maps as follows:

A tract of land located in the Northwest Quarter of Section 30,  
Township 9 North, Range 7 East of the 6th P.M., Lancaster  
County, Nebraska; more particularly described as follows:

Referring to the northwest corner of said Northwest Quarter;  
thence S00°03'13"E, on an assumed bearing, along the west line  
of said Quarter, a distance of 1,301.18 feet; thence N89°56'47"E,  
a distance of 50.00 feet; thence N89°50'48"E, a distance of  
263.39 feet to the point of curvature of a radial curve to the left  
having a central angle of 15°00'00", a radius of 400.00 feet, an  
arc length of 104.72 feet, a chord length of 104.42 feet and a  
chord bearing of N82°20'48"E; thence along said curve, a  
distance of 104.72 feet; thence N74°50'48"E, a distance of 3.00  
feet to the point of beginning; thence N19°11'54"W, a distance of

109.84 feet to the point of curvature of a radial curve to the right having a central angle of 19°02'42", a radius of 360.00 feet, an arc length of 119.66 feet, a chord length of 119.11 feet and a chord bearing of N09°40'33"W; thence along said curve, a distance of 119.66 feet; thence N00°09'12"W, a distance of 558.42 feet to the point of curvature of a radial curve to the right having a central angle of 28°04'44", a radius of 174.00 feet, an arc length of 85.27 feet, a chord length of 84.42 feet and a chord bearing of N13°53'10"E; thence along said curve, a distance of 85.27 feet; thence N62°04'28"W, a distance of 85.74 feet; thence S89°50'48"W, a distance of 242.50 feet; thence N00°03'13"W, a distance of 285.03 feet; thence N44°37'34"E, a distance of 51.79 feet; thence N88°45'38"E, a distance of 1,307.13 feet; thence N00°03'50"W, a distance of 5.00 feet; thence N88°45'38"E, a distance of 431.93 feet; thence S00°09'12"E, a distance of 609.81 feet to the point of curvature of a radial curve to the right having a central angle of 17°32'36", a radius of 530.00 feet, an arc length of 162.28 feet, a chord length of 161.65 feet and a chord bearing of S08°37'06"W; thence along said curve, a distance of 162.28 feet; thence S17°23'24"W, a distance of 419.88 feet to the point of curvature of a nontangent curve to the left having a central angle of 07°57'59", a radius of 2,600.00 feet, an arc length of 361.50 feet, a chord length of 361.21 feet and a chord bearing of N86°10'13"W; thence along said curve, a distance of 361.50 feet; thence S89°50'47"W, a distance of 316.69 feet to the point of curvature of a radial curve to the left having a central angle of 15°00'00", a radius of 1,200.00 feet, an arc length of 314.16 feet, a chord length of 313.26 feet and a chord bearing of S82°20'47"W; thence along said curve, a distance of 314.16 feet; thence S74°50'48"W, a distance of 293.69 feet to the point of beginning; containing 1,760,723.03 square feet or 40.4206 acres, more or less;

be and it hereby is transferred from the AG Agricultural District to the B-2 Planned Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood Business District and governed by all the provisions and regulations pertaining to the B-2 Planned Neighborhood Business District.

Section 5. That this ordinance shall take effect and be in force from and after its passage and publication according to law.

Introduced by:

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Approved as to Form & Legality:

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City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2004:

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Mayor